

Owner:	Nichols and Dimes, LLC
Applicant:	Kenny Whitfield
Location:	2000/2002 Junior Deputy Road
Area:	0.30 Acre (two (2) lots)
Request:	Rezone from R-2 to R-4
Purpose:	To construct two (2) duplexes
Existing Use:	Vacant

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#### SURROUNDING LAND USE AND ZONING

North – Single family residences and vacant lots (across West 20<sup>th</sup> Street); zoned R-2

South – Single family residences; zoned R-2

East – Undeveloped property (across Jr. Deputy Road); zoned OS and MF-12

West – Undeveloped lots, duplexes and single family residences; zoned R-2 and R-4

#### A. PUBLIC WORKS COMMENTS:

1. Junior Deputy Road is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
2. West 20<sup>th</sup> Street is classified on the Master Street Plan as a residential street. A dedication of right-of-way 25 feet from centerline will be required.
3. A 20 foot radial dedication of right-of-way is required at the intersection of Junior Deputy Road and West 20<sup>th</sup> Street.

#### B. PUBLIC TRANSPORTATION ELEMENT:

The site is not located on a CATA bus route. Bus Route #3 (Baptist Medical Center Route) runs along Kanis Road to the north.

C. PUBLIC NOTIFICATION:

All owners of property located within 200 feet of the site and the John Barrow, Twin Lakes and Twin Lakes "B" Neighborhood Associations were notified of the public hearing.

D. LAND USE ELEMENT:

This request is located in the I-430 Planning District. The Land Use Plan shows Residential Low Density (RL) for this property. Residential Low Density is for single-family homes at densities no greater than six dwelling units per acre. The applicant has applied for a rezoning from R-2 (Single-Family Residential) to R-4 (Two-family District) to allow for the re-development of this site with two duplexes.

Master Street Plan:

20<sup>th</sup> Street and Junior Deputy Road are shown as Local Streets on the Master Street Plan. The primary function of a Local Street is to provide access to adjacent properties. These streets may require dedication of right-of-way and may require street improvements for entrances and exits to the site.

BICYCLE PLAN:

There are no bike routes shown in the immediate vicinity.

E. STAFF ANALYSIS:

Nichols and Dimes, LLC, owner of the 0.30 acre property located at 2000/2002 Junior Deputy Road, is requesting to rezone the property from "R-2" Single Family District to "R-4" Two-Family District. The property is located at the southwest corner of Junior Deputy Road and West 20<sup>th</sup> Street. The rezoning is proposed to allow the construction of two (2) duplex structures on the site.

The property is comprised of two (2) platted lots and is currently vacant. A single family residence which previously existed on the site has been removed.

Single family residences and vacant lots are located across West 20<sup>th</sup> Street to the north. Single family residences, including manufactured homes and older mobile homes, are located to the south. Undeveloped property, zoned MF-12 and OS, is located across Junior Deputy Road to the east. Undeveloped lots, duplexes and single family homes are located to the west.

The City's Future Land Use Plan designates this property as Residential Low Density. The requested R-4 zoning does not require an amendment to the plan.

Staff is supportive of the requested R-4 rezoning. Staff views the request as reasonable. The lot is comprised of two (2) platted single family lots. Two (2) duplex structures will only be a minor increase in the original platted density. New duplex structures have been recently developed within this neighborhood, at the northeast corner of Wilson Road and West 22<sup>nd</sup> Street. Staff believes the applicant's plan to construct two (2) new duplexes will be a quality, in-fill type, development for this general area south of West 18<sup>th</sup> Street. Staff believes rezoning this property to R-4 will have no adverse impact on the adjacent properties or the general area.

F. STAFF RECOMMENDATION:

Staff recommends approval of the requested R-4 rezoning.

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PLANNING COMMISSION ACTION:

(OCTOBER 16, 2014)

The applicant was present. There were no objectors present. Staff presented the item and a recommendation of approval as outlined in the "staff recommendation" above. There was no further discussion. The item was placed on the consent agenda and approved as recommended by staff by a vote of 10 ayes, 0 noes and 1 absent.